



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Calvin Ball, Chairperson
District 2
Jon Weinstein, Vice Chairperson
District 1
Jennifer Terrasa
District 3
Mary Kay Sigaty
District 4
Greg Fox
District 5

Legislative Work Session
Howard County Council
Monday, September 12, 2016
Banneker Room
9:00 a.m.

Minutes (Approved)

The Chairperson opened the work session at 9:03 a.m.

Members Present: Calvin Ball, Chairperson; Jon Weinstein, Vice Chairperson; Greg Fox; Mary Kay Sigaty; Jen Terrasa.

Staff Present: Jessica Feldmark, Council Administrator; Craig Glendenning, County Auditor; Gary Kuc, County Solicitor

Affordable Housing in Downtown Columbia

Parking Analysis – Carl DeLorenzo provided an overview of HHC’s original proposal for reduced parking requirements, DPZ’s recommendation, and the Planning Board’s support of DPZ’s recommendation. Randy Clay and Val Lazdins discussed DPZ’s research of parking requirements in other jurisdictions and answered questions from the Council. Clive Graham joined them in answering questions on the comparability of transit services levels.

Transit Center – Carl DeLorenzo provided an overview of the plan for the transit center as one of the LIHTC project sites. Clive Graham discussed current planning for the transit center and enhancing transit options Downtown and answered questions from the Council. Greg Fitchitt answered questions about the potential residential development over the transit center.

Council members requested the following additional information:

- Clarification on the expected timing of various transit enhancements
- A copy of the draft Transportation Demand Management Plan as soon as the preliminary draft is completed
- Clarification on whether data regarding where residents of the Metropolitan work is being considered as part of the TDMP

Pending Questions – Carl DeLorenzo answered additional questions from the Council. Paul Casey and Greg Fitchitt joined him in answering questions from the Council.

Council members requested the following additional information:

- Clarification on the meaning of “appropriately dispersed” in the Administration’s answer to question #10 (from Mr. DeLorenzo’s August 2 email to Council).

Downtown Columbia TIF

Waterfall Model – Stan Milesky provided an overview of the waterfall model materials which had been provided to the Council. Keenan Rice and Alan Cason joined him in answering questions from the Council.

Council members requested the following additional information:

- The specific provision of the special tax legislation which call for credits against the special tax only in accordance with the terms of the trust indenture

But-For Test – Stan Milesky provided an overview of the but-for analysis. Keenan Rice, Alan Cason , and John Stalfort joined him in answering questions from the Council.

Council members requested the following additional information:

- Legal analysis of what standards should be applied to TIF analysis
- Clarification on how Council Members can receive a copy of the pro forma from Howard Hughes
- Clarification on how the TIF garage will count toward HHC’s parking requirement for its new office buildings
- Office of Law’s review of the “Ownership and Operation of TIF Garage” conceptual agreement document
- Municap’s re-evaluation of the County’s potential operating expenses associated with the garage

Capital Projects – Stan Milesky provided an overview of the capital improvements to be financed through the TIF. Keenan Rice and Greg Fitchitt joined him in answering questions from the Council.

Council members requested the following additional information:

- Legal analysis of the Council’s ability to establish a special fund for capital projects

The meeting was adjourned at 3:38 p.m.